

MEMORANDUM

DATE: May 17, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

SUBJECT: Preliminary Subdivision Plat Approval / Special Exception Use Permit Approval for a Residential Planned Development Project (PDP)
PID: 272915000000043070, 272915000000043020,
272915000000043030, 272914860590001111, 272915864200008010,
272914860590001117, 272914860590001113, 272914860590000300,
272915864200007120
Forest Lake
PUBLIC HEARING – Requirements have been met.

SYNOPSIS: *Charles Millar, authorized agent for owners, is requesting approval of City Commission, of a 295-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 97.35 acres of land south of Chalet Suzanne Road and east of US Highway 27.*

RECOMMENDATION

The applicant requests approval of City Commission of a 295-lot single-family Preliminary Subdivision Plat and Special Exception Use Permit for a Residential PDP, with waivers of strict compliance and conditions of approval, as recommended by the Planning and Zoning Board at a special meeting on April 12, 2022.

BACKGROUND

General:

The subject property, comprising of approximately 97.35 acres of vacant land, is located south of Chalet Suzanne Road and east of US Highway 27. The project is located in between Eagle Ridge Mall and Carlsberg Estates, just south of the Preserve Apartments.

The property owner petitioned annexation of 0.16 acres into the corporate city limits of Lake Wales on December 2, 2021 and was officially annexed on February 15, 2022. The

remainder of the project was in the existing corporate city limits. At a regular meeting on February 22, 2022, the Planning Board made a recommendation of approval to City Commission to reassign a zoning designation of R-3, and a future land use designation of MDR medium-density residential at a maximum of 12 units per gross acre. An approval of the PDP shall be contingent upon approvals of reassigning land use and zoning designations by City Commission.

The proposed single-family subdivision is designed as a Planned Development Project (PDP), including requested Waivers of Strict Compliance.

Maximum density allowed on the site is calculated at 12 units per gross acre, or 1,168 dwelling units, under the Comprehensive Plan for MDR Medium-Density Residential; a density of only 3.03 dwelling units per acre, or 295 dwelling units, is proposed.

PROPOSED LOT TYPES:

40' Wide Lots	91 units
50' Wide Lots	138 units
Townhome Lots	66 units
TOTAL	295 units

The development proposes 40'-wide and 50'-wide single-family lots, along with townhomes at a minimum of 20 feet wide. In addition, the development provides a 0.52-acre commercial area to accommodate support uses for the community. All lots will meet the minimum floor area and maximum lot coverage required. Waivers are being requested for all other R-3 dimensional and area standards.

R-3 Standards per Table 23-422

Zoning	Dwelling Type	Minimum Lot Size (sq. feet) ⁹	Minimum Street Frontage (feet) ¹	Minimum Lot Width at building line (feet)	Minimum Floor Area (sq feet) ²	Minimum Setbacks* Principal Buildings (feet)			Maximum Lot Coverage ⁸ (percent)	Maximum Building Height	
						Front ³	Side ⁴	Rear ⁵		feet	stories
R-3	Single-family	7,500	50	75	1,000	25	10	15	40	35	2½

Proposed Standards

	40' wide lots	50' wide lots	20' wide interior townhomes	30' wide exterior townhomes
Minimum lot size	4,800 sq. ft.	6,000 sq. ft.	2,400 sq. ft.	3,600 sq. ft.
Minimum street frontage	40 feet	50 feet	20 feet	30 feet
Minimum lot width at building line	40 feet	50 feet	20 feet	30 feet
Minimum living area	1,500 sq. ft.	1,500 sq. ft.	1,200 sq. ft.	1,200 sq. ft.
Front building setback	20 feet	20 feet	20 feet	20 feet
Side building setback	5 feet	5 feet	0 feet	5 feet
Rear building setback	15 feet	15 feet	15 feet	15 feet
Functional corner-side setback	15 feet	15 feet	N/A	15 feet
Maximum lot coverage	60%	60%	60%	60%

Roadways & Access:

Primary access to the development will be on Chalet Suzanne Road with a secondary access on Hickory Hammock Road. Five-foot-wide sidewalks will be constructed on both sides of interior streets. An exterior sidewalk shall be constructed on Chalet Suzanne Road along the project boundary.

Landscaping and Buffering:

A landscape plan will be required at Site Development Plan submittal, and will be reviewed and approved by Staff after consultation with the City's horticulturist. The proposed buffer may be a wall or berm, and will be planted with shrubs, canopy trees, and understory trees.

Residential tree density requirements will be enforced at building permit issuance, pursuant to section 23-307.2.a.3: *a minimum of three, two-inch caliper shade trees, minimum of eight feet at planting for lots less than 10,000 sq. ft. and four, two-inch caliper shade trees, minimum of eight feet at planting for lots greater than 10,000 sq. ft. At least one of the shade trees shall be a street tree. Corner lots shall have a minimum of one additional tree to ensure that each frontage has at least one street tree. NOTE: Street Trees are required to have root barriers. Root barriers shall be approved by the Administrative Official prior to planting.*

A 10' wide buffer with a minimum of trees every 50 linear feet and a screening shrub is proposed along Hickory Hammock Road. A 5' buffer with sod and trees every 50 linear feet is proposed where the development abuts the existing county subdivision to the southeast. For Chalet Suzanne Road, a 20' wide buffer is provided with two understory trees in place of one canopy tree due to overhead utilities. The two understory trees in

place of one overstory tree shall be clustered at every 50 linear feet to provide shading for pedestrians.

In place of the relocated buffer due to the wetland area it abuts, the City's horticulturist has provided a buffer alternative to buffer the roadway from the wetland area.

Recreation & Open Space:

The overall development provides an amenity center and 1.39 acres of active recreation. Potential amenities include a club house, pool, walking pads, and a boardwalk. The site is constrained by wetland areas, and is designed to minimize the impacts to these areas. The conservation of wetland areas provides the opportunity to focus on open areas and creating visual relief, along with interactive amenities where possible. Any impacts to environmentally sensitive areas are required to be mitigated by standards of the Southwest Florida Water Management District (SWFWMD).

More than 26.8% of the overall site will remain as open space, where 20% open space is required at a minimum by code.

Waivers of Strict Compliance:

The applicant requests the following Waivers of Strict Compliance from certain dimensional and area standards in the R-3 zoning district:

	Required R-1A Standards	40' wide lots	50' wide lots	20' wide interior townhomes	30' wide exterior townhomes
Minimum lot size	7,500 sq. ft.	4,800 sq. ft.	6,000 sq. ft.	2,400 sq. ft.	3,600 sq. ft.
Minimum street frontage	50 feet	40 feet	N/A	20 feet	30 feet
Minimum lot width at building line	75 feet	40 feet	50 feet	20 feet	30 feet
Front building setback	25 feet	20 feet	20 feet	20 feet	20 feet
Side building setback	10 feet	5 feet	5 feet	0 feet	5 feet
Functional corner-side setback	25 feet	15 feet	15 feet	15 feet	15 feet
Maximum lot coverage	40%	60%	60%	60%	60%

Allow the neighborhood park to be further than 600 feet from some lots it serves.

Proposed Superior Design Standards:

In exchange for the consideration of the above-mentioned Waivers of Strict Compliance requested, the applicant provided justification within the project narrative delineating the ways in which the plan is superior to a standard subdivision:

“The proposed PDP is superior to a standard subdivision because the Forest Lake PDP intends to be a mixed-use project with townhouses, single-family homes, and a commercial component which will become a value-added asset to the City of Lake Wales and Polk County. The project will preserve and highlight the natural features of the property; incorporating existing trees, wetlands, ponds, natural topographic variation, and proposed storm water retention areas into the site layout showcasing them as design features for common enjoyment. It will establish discrete and identifiable neighborhoods, providing a basis for varied landscaping and amenities. A coherent network of streets and paths is proposed to connect internal and surrounding roadways. Forest Lake provides an identity and privacy for future residents, but does not create a development that is isolated from the surrounding community. Additionally, the project will provide recreation and open space in excess of the minimum standards.”

- Recreation required: 1.29 acres; Recreation provided: 1.39 acres
- Open space required: 20% of site; Open space provided: 26.8% of overall site

Staff Findings

1. The use is compatible with the intentions of Policy I.1.2.13 Medium Density Residential of the City’s Comprehensive Plan.
2. This site is located within the City’s utility service area and will connect to municipal water and sewer.
3. The development will maximize existing infrastructure investments by connecting to municipal water and sewer lines.
4. Internal and external sidewalk system promotes walkability and bike-ability.
5. Lot sizes are reduced to minimize the area of land consumed for new development.
6. The development provides a commercial component to allow support uses for the community and reduce dependency on vehicles for short trips.

Recommended Conditions of Approval

7. Staff and Planning and Zoning Board recommends the following conditions of approval:
 - a. Fences shall be setback a minimum of 15 feet behind the front building expression line.
 - b. Housing shall adhere to the City’s anti-monotony standards.

- c. Landscape Plan is required at Site Development plan submittal and will be reviewed and approved by Staff and the City's horticulturist.
 - d. Decorative, dark sky friendly street lighting to minimize glare and reduce light pollution. Street lighting design/type to be approved by the City, and maintained by the HOA.
 - e. Garages for the single-family homes shall be setback a minimum of 25 feet and recessed from the front building expression line unless oriented away from the street.
 - f. Staggered front building setbacks at a minimum of two feet difference between adjacent lots for the single-family homes.
 - g. Mechanical equipment shall be located at the rear of the home and not permitted within side yards for all lots in the development.
 - h. The traffic study must be approved by the Administrative Official prior to issuance of Site Development Permit.
 - i. The conservation buffer, as suggested by the City's Horticulturist, shall be implemented along the wetland area along Chalet Suzanne Road, and refined at Site Development Review.
 - j. A sidewalk along Chalet Suzanne Road shall be built along the project boundary.
 - k. Tract OS-3 shall remain open and unobstructed for pedestrian accessibility.
 - l. The development shall enter into a utility capacity queue agreement.
 - m. Approval of the Residential PDP is contingent upon the Department of Economic Opportunity's approval for the land use amendment, and the approval of the land use and zoning amendment by City Commission.
8. Staff recommends the following plan revisions:
- a. On the cover, under project narrative, the lot count for single-family dwellings shall be adjusted from 224 to 229.
 - b. On sheet C2.02, the lot counts need to be corrected for 40' and 50' lots.
 - c. The unit next to the amenity center needs to be adjusted to reflect a 50' lot.
 - d. Waivers show minimum townhome frontage as 18', same as under minimum lot size – both places need adjusted to reflect the plans that show 20' in width.
 - e. On sheet C2.01, the listed FLU is RAC, this shall be changed to MDR.
 - f. Please show garage setbacks of 25' on the typical lot layouts.
 - g. Show typical interior and corner lot landscaping in addition to the street tree plan provided.
 - h. Adjust the landscaping buffer along Chalet Suzanne for the wetland portion to reflect the city's horticulturist's proposed buffer.

OTHER OPTIONS

Decline to recommend approval of the preliminary subdivision plat and PDP.

FISCAL IMPACT

Approval of the preliminary plat and PDP would enable the development of this property and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, it could potentially result in over \$59 million in taxable value, and generate over \$399,000 in ad valorem taxes.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

ATTACHMENTS

Forest Lake Preliminary Site Plan, prepared by Atwell, dated December 6, 2021, revised February 15, 2022.

Exhibits – Forest Lake PDP

Indicators of Urban Sprawl – Forest Lake

Residential PDP Design Guidelines – Forest Lake